

Message Text

UNCLASSIFIED

PAGE 01 MUSCAT 01572 01 OF 02 210517Z
ACTION FBOE-00

INFO OCT-01 NEA-10 ISO-00 A-01 /012 W
----- 075740 /11

R 210330Z DEC 76
FM AMEMBASSY MUSCAT
TO SECSTATE WASHDC 2760

UNCLAS SECTION 1 OF 2 MUSCAT 1572

E.O. 11652: N/A
TAGS: ABLD, MU
SUBJECT: DATA FOR PROPOSED SUPPLEMENTAL AUTHORIZATION/AND
APPROPRIATION FOR HOUSING

REF: STATE 286895

1. ONLY AREA EMBASSY MAY PURCHASE REAL ESTATE IS MEDINAT QABOOS,
LOCATED 15 KM FROM MATRAH AND 20 KM FROM AIRPORT. HOUSES
CONSTRUCTED UPON PAYMENT 20 PERCENT DOWN WITH REMAINDER DUE
WHEN CONSTRUCTION COMPLETED (CONSTRUCTION TIME 4-5 MONTHS).

2. INFORMATION REQUESTED PARA 3 REFTEL ON SHORT-TERM LEASES
SHOWN BELOW. TWO FACTORS ADDED TO FORMAT - (F) IS DATE CURRENT
LEASE EXPIRES, (G) IS REALISTIC FUTURE ANNUAL RENTAL RATE IF
LEASE RENEWED.

A. A. S-463-FBO-3 (S98503)
B. STAFF APARTMENT
C. 2
D. 1479
E. \$10,526
F. 9/30/77
G. \$15,789

B. A. S-463-FBO-4 (S98504)
B. STAFF APARTMENT
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C. 2
D. 1479
E. \$10,526
F. 9/30/77
G. \$15,789

C. A. S-463-FBO-10 (S98505)

B. STAFF APARTMENT

C. 2

D. 1315

E. \$10,526

F. 1/1/77

G. \$10,526 - \$15,780

D. A. S-463-FBO-11 (S98506)

B. STAFF HOUSE

C. 2

D. 1293

E. \$12,281

F. 6/19/77

G. \$17,544

E. A. S-463-FBO-13 (S98507)

B. DCM RESIDECNE AND STAFF APARTMENT

C. 3 AND 2

D. 5010

E. \$42,105

F. 6/22/77

G. \$52,632

F. A. S-463-FBO-14 (S98508)

B. STAFF APARTMENT

C. 2

D. 1479

E. \$15,789

F. 9/30/77

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G. \$15,789

G. A. S-463-FBO-15 (S98509)

B. STAFF APARTMENT

C. 2

D. 1500

E. \$15,789

F. 9/30/77

G. \$15,789

H. A. S-463-FBO-20 (S98510)

B. STAFF APARTMENT

C. 1

D. 930

\$E. \$12,281

F. 6/28/77

G. \$12,281

I. A. S-463-FBO-23 (\$98511)

B. STAFF HOUSE

C. 3

D. 1617

E. \$20,175

F. 6/4/78

G. \$24,561

J. A. S-463-FBO-19 (\$98502)

B. OFFICE (IN LIEU OF ER)

C. 3 (ER)

D. 770

E. \$12,281

F. 5/13/77

G. \$17,500

3. DATA ON PROPOSED ACQUISITIONS FOLLOWS FORMAT PARA 3 REFTL

(G) SHOWS PRICE AS OF OCTOBER 1, 1977, OBTAINED BY TAKING

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CURRENT PRICE AND PROJECTING AT 1 PERCENT INCREASE PER MONTH
COMPOUNDED MONTHLY (PRESENT PRICING POLICY OF REAL ESTATE COMPANY).

IN ADDITION, (G) IN ITEM E INCLUDES \$12,500 FOR ENLARGEMENT OF
ENTERTAINMENT AREA AND LANDSCAPING; (G) IN ITEM K INCLUDES
\$70,000 FOR DOUBLE LOT, ENLARGEMENT OF KITCHEN AND ENTERTAIN-
MENT AREA, ENLARGEMENT OF MASTER BEDROOM AND SERVANTS AREA
AND LANDSCAPING AND (G) IN ALL OTHER ITEMS INCLUDES \$3,000
FOR LANDSCAPING.

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PAGE 01 MUSCAT 01572 02 OF 02 210524Z

ACTION FBOE-00

INFO OCT-01 NEA-10 ISO-00 A-01 /012 W

----- 075813 /11

R 210330Z DEC 76

FM AMEMBASSY MUSCAT

TO SECSTATE WASHDC 2761

UNCLAS SECTION 2 OF 2 MUSCAT 1572

- A. A. STAFF HOUSE - NO REP. REQ.
 - B. S-463-FBO-3 (S98503)
 - C. 2
 - D. 1237
 - E. VARIES FROM 700 - 1000 SQ. METERS., AVG. IS 850 - 900 SQ. METERS.
 - F. FEE SIMPLE OWNERSHIP
 - G. \$144,600

- B. A. 5-FF HOUSE - REP. REQ.
 - B. S-463-FBO-4 (S98504)
 - C. 3
 - D. 1667
 - E. VARIES FROM 700 - 1000 SQ. METERS, AVG. IS 850-900 SQ. METERS.
 - F. FEE SIMPLE OWNERSHIP
 - G. \$179,000

- C. A. STAFF HOUSE - NO REP. REQ.
 - B. S-463-FBO-10 (S98505)
 - C. 3
 - D. 1667
 - E. VARIES FROM 700-1000 SQ. METERS, AVG. IS 850-900 SQ. METERS.
 - F. FEE SIMPLE OWNERSHIP
 - G. \$179,000

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- D. A. STAFF HOUSE - REP. REQ.
 - B. S-463-FBO-11 (S98506)
 - C. 3
 - D. 1667
 - E. VARIES FROM 700-1000 SQ. METERS, AVG. IS 850-900 SQ. METERS.
 - F. FEE SIMPLE OWNERSHIP
 - G. \$179,000

- E. A. DCM HOUSE - REP. REQ.
 - B. S-463-FBO-13 (S98507) PARTIAL
 - C. 4
 - D. 2142
 - E. VARIES FROM 700-1000 SQ. METERS, AVG. IS 850-900 SQ. METERS.
 - F. FEE SIMPLE OWNERSHIP
 - G. \$205,000

- F. A. STAFF HOUSE - REP. REQ.
 - B. S-463-FBO-13 (S98507) PARTIAL
 - C. 3

- D. 1667
- E. VARIES FROM 700-1000 SQ. METERS, AVG. IS 850-900 SQ. METERS.
- F. FEE SIMPLE OWNERSHIP
- G. \$179,000

- G. A. STAFF HOUSE - NO REP. REQ.
- B. S-463-FBO-14 (S98508)
- C. 2
- D. 1237
- E. VARIES FROM 700-1000 SQ. METERS, AVG. IS 850-900 SQ. METERS.
- F. FEE SIMPLE OWNERSHIP
- G. \$144,600

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- H. A. STAFF HOUSE - NO REP. REQ.
- B. S-463-FBO-15 (S98509)
- C. 2
- D. 1237
- E. VARIES FROM 700-1000 SQ. METERS, AVG. IS 850-900 SQ. METERS.
- F. FEE SIMPLE OWNERSHIP
- G. \$144,600

- I. A. STAFF HOUSE - NO REP. REQ.
- B. S-463-FBO-20 (S98510)
- C. 2
- D. 1237
- E. VARIES FROM 700-1000 SQ. METERS, AVG. IS 850-900 SQ. METERS.
- F. FEE SIMPLE OWNERSHIP
- G. \$144,600

- J. A. STAFF HOUSE - REP. REQ.
- B. S-463-FBO-23 (S988511)
- C. 3
- D. 1667
- E. VARIES FROM 700-1000 SQ. METERS, AVG. IS 850-900 SQ. METERS.
- F. FEE SIMPLE OWNERSHIP
- G. \$179,000

- K. A. EMBASSY RESIENCE - REP. REQ.
- B. S-463-FBO-19 (S98502)
- C. 5
- D. 2699
- E. VARIES FROM 100-2000 SQ. METERS, AVG. IS 1700-1800 SQ. METERS.

F. FEE SIMPLE OWNERSHIP

G.\$ 297,500

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4. TOTAL REQUESTED IS \$1,975,900 FOR PURCHASES TO REPLACE
LEASES WITH PROJECTED ANNUAL COSTS OF \$203,463 WITH AVERAGE
PAYBACK OF 9.71 YEARS. WOULD REQUIRE \$378,000 TO BEGIN CON-
STRUCTION OCTOBER 1, 1977.

5. USING DETERMINABLE FUTURE ANNUAL RENTAL RATES, ALL PROPOSED
ACQUISITIONS FALL UNDER 12 YEAR PAYBACK LIMITS EXCEPT ER. IF
ER ACQUPLDD, LEASED OFFICE SPACE DETACHED FROM EMBASSY (PARA
2 -J ABOVE) COULD MOVE INTO PART OF PRESENT ER LOCATED CHANCERY
BUILDING. ACQUISITION OR ER IS SHOWN TO REPLACE THAT LEASED
OFFICE SPACE OF SMALLER AREA.

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Message Attributes

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Disposition Approved on Date:
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Disposition Reason:
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Margaret P. Grafeld
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